

TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

021044

I, **MARJORIE A. COSGROVE** of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **MARK A. REDMAN** and **KAREN A. REDMAN** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 31 Roosevelt Avenue, Waterville, Maine 04901, with Warranty Covenants, as joint tenants, the land in described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 31st day of July, 1998.

Signed, Sealed and Delivered
in the presence of:

Stephen F. Dubord
Stephen F. Dubord

Marjorie A. Cosgrove
Marjorie A. Cosgrove

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 31, 1998

Then personally appeared the above named **MARJORIE A. COSGROVE** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Stephen F. Dubord
Notary Public
Print Name _____
My Commission Expires _____



STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001

EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Prospect Street, said iron pin marking a northwesterly corner of land now or formerly owned by Hughes as recorded in the Kennebec County Registry of Deeds in Book 1415, Page 176; thence north sixty degrees forty-seven minutes fifty-five seconds west (N 60° 47' 55" W) along a parcel of land designated as Lot No. 4 on a plan entitled "Plan of Cosgrove Subdivision" dated February 2, 1987, and recorded on March 11, 1987, in the Kennebec County Registry of Deeds in Plan File No. E-87035 for three hundred two and zero hundredths (302.00) feet, more or less, to an iron pin; thence south seventy-five degrees nineteen minutes twenty-one seconds west (S 75° 19' 21" W) along the land designated as Lot No. 4 on the aforementioned Plan for forty-one and five hundredths (41.05) feet, more or less, to an iron pin on the easterly side of Lantern Lane; thence along the easterly line of Lantern Lane, following along a cul-de-sac with a radius of sixty (60) feet, and an interior angle of ninety-five and five tenths (95.5) degrees, for an arc length distance of one hundred and zero hundredths (100.00) feet, more or less, to an iron pin marking a southeasterly corner of land designated as Lot No. 1 on the aforementioned Plan; thence north twenty-nine degrees fifty-four minutes twenty seconds east (N 29° 54' 20" E) along land designated as Lot No. 1 on the aforementioned Plan for one hundred fifty-seven and forty-seven hundredths (157.47) feet, more or less, to an iron pin on the southerly line of land now or formerly owned by Schmidt as recorded in the Kennebec County Registry of Deeds in Book 1244, Page 284; thence south sixty degrees five minutes forty seconds east (S 60° 05' 40" E) along the southerly line of said Schmidt and along land now or formerly owned by Peters as recorded in the Kennebec County Registry of Deeds in Book 1086, Page 85, for two hundred thirty-six and twenty-six hundredths (236.26) feet, more or less, to an iron pin marking a northwesterly corner of land now or formerly owned by McDonough as recorded in the Kennebec County Registry of Deeds in Book 3060, Page 142; thence south twenty-nine degrees six minutes fifteen seconds west (S 29° 06' 15" W) along the land of said McDonough for one hundred fifty-seven and four hundredths (157.04) feet, more or less, to an iron pin; thence south sixty degrees fifty-one minutes forty seconds east (S 60° 51' 40" E) along the land of said McDonough to the end of Prospect Street; thence in a southwesterly direction along the end of Prospect Street for fifty-seven and fifty-seven hundredths (57.57) feet, more or less, to the point of beginning.

The herein described parcel of land contains one and twenty-four hundredths (1.24) acres, more or less. Magnetic bearings and distances are from a plan entitled "Plan of Cosgrove Subdivision" dated February 2, 1987, by Lionel Kelley and recorded in the Kennebec County Registry of Deeds in Plan File No. E-87035 and the herein described parcel of land is designated as the Cosgrove Home Lot on the aforementioned Plan.

Being the same premises conveyed to Robert F. Cosgrove and Marjorie A. Cosgrove, as tenants in common, by Warranty Deed from Robert F. Cosgrove and Marjorie A. Cosgrove dated September 23, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3984, Page 129.

Also, the right and easement to bury, maintain, repair, rebuild, operate and patrol water and sewer lines buried under the surface, together with all necessary fixtures and appurtenances, over, across, and/or under the surface of the land now or formerly of Mark McDonough and Barbara McDonough in the City of Waterville, County of Kennebec and State of Maine, the location of said pipes and/or lines to be as follows:

In the southwest corner of said lot.

The location crosses a portion of the premises conveyed to Mark McDonough and Barbara McDonough by deed from Robert Cosgrove and Marjorie Cosgrove dated November 20, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3060, Page 142. Together with the right to restrict the construction of buildings or structures as the grantees believe may interfere with the operation and maintenance of their pipes and/or lines; the right to restrict the construction of buildings or structures within five (5) feet of its pipes and/or lines; the right to keep the surface of the ground above said underground pipes and/or lines free from structures and growth which, in the judgment of the grantees, would interfere with or endanger the proper operation or maintenance of said underground pipes and/or lines; and the right to enter upon the premises of Mark McDonough and Barbara McDonough, their heirs or assigns, for any and all of the foregoing purposes.

Being the same granted to Robert Cosgrove and Marjorie Cosgrove by easement deed from Mark McDonough and Barbara McDonough dated July 25, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3976, Page 295.

RECEIVED KENNEBEC SS.

1998 AUG -5 AM 9:00

ATTEST: *Norma B. Mann*
REGISTER OF DEEDS